

# PLANNING AND ZONING COMMISSION AGENDA

Tuesday, January 5, 2010

8:00 P.M.

Room 206  
Town Hall

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## **GENERAL MEETING**

*Discussion, deliberation and possible decisions on the following four items:*

**Proposed Amendment to Zoning Regulations #5-2009, Affordable Housing Application under CGS 8-30g, Special Permit Application #256, Garden Homes, 397 Post Road apartments, 397 Boston Post Road.** Proposing to modify the zoning regulations to allow conversion of certain buildings within the DB-2 zone as a Special Permit use; and application for a Special Permit to convert an existing office building at 397 Boston Post Road to 35 multi-family rental units; and perform related site development activities. *DECISION DEADLINE: JANUARY 28, 2010.*

**Amendment of Business Site Plan #265, Baywater 17 OKHS, LLC, 17 Old King's Highway South.** Proposal to raze the existing office building, and construct a new two story building, reconfigure parking lot; and perform related site development activities. The subject property is located on the east side of Old King's Highway South, directly across from its intersection with Center Street, and is shown on Assessor's Map #38 as Lots #12 & #13 in the OB Zone. *DECISION DEADLINE: JANUARY 14, 2010.*

**Land Filling & Regrading Application #231, VR Associates, LLC, 305-309 Middlesex Road.** Proposing to raze the existing structures and construct a new single-family residence with associated filling, regrading, stormwater management and wetlands mitigation and perform related site development activities. *DECISION DEADLINE: JANUARY 14, 2010.*

**Coastal Site Plan Review #245, Flood Damage Prevention Application #278, Baywatch Partners, LLC, 4 Plymouth Road.** Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas.

**Special Permit #66-I, Darien YMCA, 2420 Boston Post Road.**  
Review of 2010 Special Events Schedule.

**Brief Discussion of December 14, 2009 letter from State Department of Environmental Protection (DEP), regarding need to update local flood regulations.**

**Land Filling & Regrading Application #221, Rob Lavin, 480 Middlesex Road.**

Request for return of \$10,000 Performance Bond, covering the regrading work, tree planting, drainage work and soil stabilization and the required as-built map and drainage certification.

**Coastal Site Plan Review #53-C, Flood Damage Prevention Application #43-C, Ann Lunn, 8 Contentment Island Road.** Request for Return of Bond required for Sediment and Erosion Controls during the project construction.

**Amendment of Special Permit #166-A/Site Plan, Tom Anastasaglou, 93 Boston Post Road and  
Amendment of Business Site Plan #256/Special Permit, Athos Real Estate, 71 Boston Post Road.**

Proposed amendment of the approved Site Plan for the two properties to show location of transformer at 71 Boston Post Road, and added landscaping at 93 Boston Post Road.

**Amendment of Special Permit 89-C, St. Johns Church, Boston Post Road.** Request to amend Special Permit to allow up to 51 children at a time. They hope to get that approval in January so they can have their sign up and pre-enrollment in February of 2010.

**Approval of Minutes**

November 24, 2009    Public Hearing  
December 1, 2009    Special Meeting/General Meeting  
December 14, 2009    General Meeting--Whole Foods Market Site Visit

**Any Other Business (requires two-thirds vote of Commission)**

**ADJOURN.**